

GREENVILLE CO. S. C.

AUG 22 9 57 AM '74  
DONNIE S. TANNER SLEY  
R.M.C.

The State of SOUTH CAROLINA  
County of Greenville  
KNOW ALL MEN BY THESE PRESENTS:

This Contract-of-Sale-and-Purchase between E. W. Bramblett  
and wife, \_\_\_\_\_ of TAYLORS, S. C., hereinafter  
to be called "SELLERS," and LLOYD H. WRIGHT and wife,  
SYBIL M. WRIGHT of TAYLORS, S. C. hereinafter to be  
called "BUYERS," made and entered into on the year and day hereinafter shown,  
WITNESSETH:

1.

Sellers are the owners of Lot 15, Bahan Street, Taylors, S. C., as recorded  
in Volume 885, page 182 of the Deed Records of Greenville County, and are selling  
a part as shown on a plat made by Carolina Surveying Company, dated July 11, 1974.  
Said plat having the following courses and distances:

BEGINNING at an iron pin on the east side of Bahan Street and running thence  
N85-30E 137.7 feet to an iron pin; thence S12-48E 126.9 feet to iron pin;  
thence S83-15W 165.8 feet to iron pin on east side of Bahan Street; thence  
with Bahan Street N0-42W 135.5 feet to the beginning point, being part of  
Lot 15 and having .45 acre.

Sellers have contracted to sell said lot, subject to the terms hereof, to  
the Buyers, all in accordance with the terms of this agreement.

2.

The total consideration for this sale is TEN THOUSAND DOLLARS  
(\$10,000.), and Buyers agree and promise to pay to Sellers the entire sum of  
\$10,000., plus interest from date on the unpaid portion thereof, at the rate  
of 8 per cent per annum. Simultaneously with the execution of this contract Buyers  
have paid to the Sellers \$1,200. in cash, leaving a balance of said purchase  
price of \$8,800., which the Buyers promise and agree and bind and obligate  
themselves to pay in monthly installments of \$106.77 each, including interest,  
the first payment on or before the 1st Friday of each and every succeeding month  
thereafter until all of said balance and interest thereon shall be fully paid.

It is agreed and understood that upon the full and final payment for said  
property in accordance with the terms of this contract, Sellers shall execute,  
acknowledge, and deliver unto the said Buyers a General Warranty Deed conveying  
the said above described property, with said deed containing covenants of general  
warranty and it is understood that the same shall be unencumbered and free from  
any liens or outstanding interest.

3.

It is specifically agreed and understood that until a deed is actually  
executed and delivered as hereinabove provided, that the title to said lot shall  
remain in the Sellers' names, and if for any reason the Buyers fail or refuse to  
pay any installments on this contract as hereinabove provided and stipulated,  
the Sellers shall have the right to re-enter the premises and retake possession  
thereof as to any and all persons, and shall retain all sums paid to them by the  
Sellers as liquidated damages, and in addition to such remedy the Sellers shall  
have any remedy which the law affords in such matters for the enforcement of the  
debt and contract.

4.

Buyers agree to assume the taxes on their lot beginning with the year 1974,  
but if they do not pay same as per agreement, then the Sellers will continue to  
assess said lot for taxes and pay taxes thereon, and any such taxes so paid by  
the Sellers from and after the year 1974, shall be added to the principal of  
said contract, it being understood that Sellers shall pay and discharge all taxes  
for all year up to and including the year 1974.

5.

Buyers further agree to insure the house attached to this lot in an amount  
equal to or above the current value of this contract to the Sellers and to name  
Sellers as recipient under this insurance policy as Sellers' interest may be at  
the time of any future damage by fire or windstorm.

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